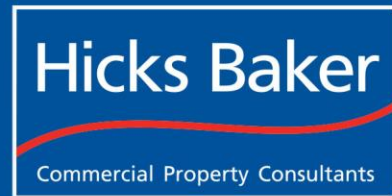


Offices



TO LET

£15.00 per sq.ft.

KEY FACTS

- Modern self contained office suite
- 5 private parking spaces
- Flexible predominantly open plan
- Perimeter trunking
- Kitchenette/teapoints and WCs
- Excellent natural light
- Recently redecorated

Reading – First Floor, 104-108 School Road, Tilehurst RG31 5AX

Modern office with parking

The available space is located on the first floor and comprises predominantly open plan offices in a modern building prominently located on School Road.

	sq ft	Sq m
TOTAL	1,577	146

RATES

Rateable Value (2017) First Floor: £16,750
Uniform Business Rate Multiplier (2019-2020): 49.1pence

Prospective purchasers should make their own enquiries; contact Reading BC on 0118 937 3737

RENT

£15.00 per sq ft per annum.

TERMS

The property is offered on a new FR&I lease direct from the landlord.

EPC RATING

The current EPC is D. A full certificate is available on request.

VAT

All terms are exclusive of VAT

LEGAL COSTS

Each party is to pay their own costs.

T: 0118 959 6144 W: www.hicksbaker.co.uk

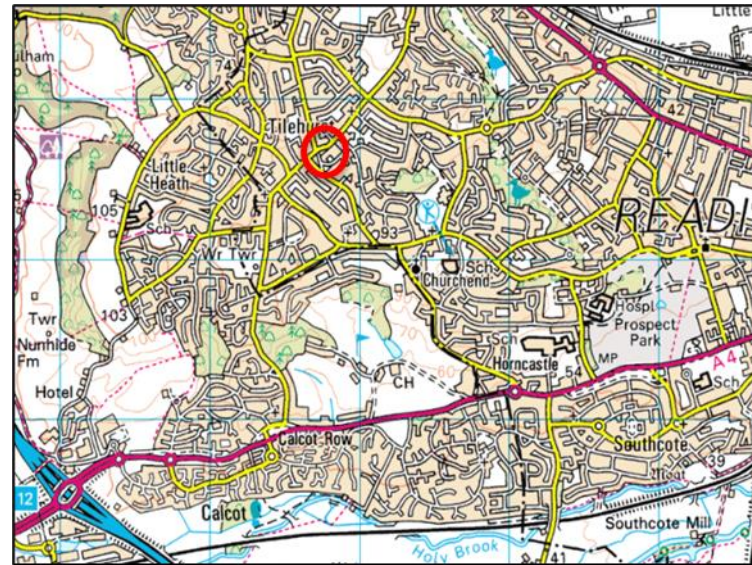
Transaction • Management • Performance

DESCRIPTION

Modern self-contained first floor office suite and comprises predominantly open plan offices prominently located on School Road. The suite benefits from good on-site parking, kitchenette and has been recently redecorated. The accommodation is reached via a separate street level entrance and has an entryphone system. As part of the redecoration the landlord intends to replace the carpets.

LOCATION

The offices are prominently located in Tilehurst, approximately 3 miles west of Reading town centre. Conveniently located in this suburban district with good local shopping facilities, Tilehurst station (regular services to Reading) is approximately 15-20 minutes' walk and the M4 motorway is easily accessible via Junction 12 (approx. 2.5 miles).



VIEWING & FURTHER INFORMATION

Harry Gornall-King

Tel: 0118 955 7075

Email: h.gornall-king@hicksbaker.co.uk

Stephen Head

Tel: 0118 955 7089

Email: s.head@hicksbaker.co.uk

DATE OF PUBLICATION

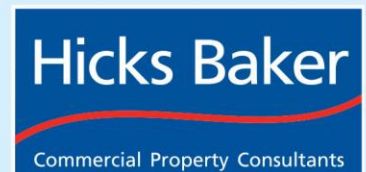
June 2020

LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

Hicks Baker for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No persons in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



www.hicksbaker.co.uk